

VICINITY MAP **REZONING PETITION NO. 2010-56**

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by the Petitioner to accommodate redevelopment of the 13.15 ± acre trac Development of the Site will be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern

The Petitioner has also provided a Conceptual Site Plan and Conceptual Perspective Rendering which are conceptual in nature. Inasmuch as planning for the proposed redevelopment of the Site has no yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the configurations and placements of open space areas and buildings, and the heights, masses and number of buildings in each tract have not yet been determined. As a consequence, the configurations, placements, number and sizes of the buildings and open space areas depicted on the Conceptual Site Plan and the design of the buildings depicted on the Conceptual Perspective Rendering are schematic in nature and therefore are subject to refinements as part of the total design process. They may therefore, be altered or modified during design development and construction document phases so long as the maximum building envelope lines and intensity limitations established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the MUDD District However, any alterations or modifications which in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Conceptual Site Plan or its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Section 6.207(1) or (2) of the

- This Petition proposes utilization of the MUDD-O provisions to allow for the following optional deviations:
- hotel, drop off areas in front of office buildings; and service areas for uses such as mail delivery, trash disposal, loading and delivery;
- A deviation from the height requirements to allow buildings with a height of up to but not exceeding 180 feet on Tract A and a portion of Tract B as shown on the technical data sheet;
- Deviations from standards requiring that service/delivery spaces be designed and constructed to so that all parking maneuvers can take place entirely within the property lines of the premises;

Tract A of the Site may be devoted to office, retail, bank, and restaurant uses (hereinafter collectively referred to as "Commercial" uses) and/or multi-family dwellings together with any incidental or accessory uses associated therewith which are permitted by right or under prescribed conditions in the MUDD Zoning District, subject to the maximum development provisions set forth below. Tract B of the Site may be devoted to Commercial uses, multi-family dwellings and/or hotel uses together with any incidental or accessory uses associated therewith which are permitted by right or und prescribed conditions in the MUDD Zoning District, subject to the maximum development provisions set forth below.

- Tract C of the Site may be devoted to Commercial uses and/or multi-family dwellings together with any incidental or accessory uses associated therewith which are permitted by right or under prescribe conditions in the MUDD Zoning District, subject to the maximum development provisions set forth below.
- a) Subject to the overall limitation on retail and restaurant square footage in paragraph (e) below, Tract A may be developed with a total of up to 240,000 square feet of Commercial floor area and up to 30 residential dwelling units. Areas devoted to structured parking, outdoor dining, courtyards and plazas are not included in the square footage limitations but outdoor dining areas shall be counted toward
- Subject to the overall limitation on retail and restaurant square footage in paragraph (e) below, Tract B may be developed with a total of up to 395,000 square feet of Commercial floor area and up to 55 residential dwelling units. However, up to 155,000 square feet of the 395,000 square feet permitted for Commercial uses within Tract B may be converted to multi-family dwellings at a conversion rate of one dwelling unit for each 800 square feet of unused Commercial floor area up to a maximum of 194 additional dwelling units. The number of residential dwelling units allowed on Tract B may also be increased if unused residential units are transferred from Tract C to Tract B as provided for in paragraph (d) below. Also, up to 155,000 square feet of the 395,000 square feet permitted for Commercial uses within Tract B may be converted to hotel uses at a conversion rate of one hotel room for each 650 square feet of unused Commercial floor area up to a maximum of 238 hotel rooms. Areas devoted to structured parking, outdoor dining, courtyards and plazas are not included in the square footage limitations but outdoor dining areas shall be counted toward the required parking calculation.
- Subject to the overall limitation on retail and restaurant square footage in paragraph (e) below, Tract C may be developed with a total of up to 312 residential dwelling units and up to 15,000 square feet of Commercial floor area. Areas devoted to structured parking, outdoor dining, courtyards and plazas are not included in the square footage limitations but outdoor dining areas shall be counted toward the
- d) If 312 residential dwelling units are not developed on Tract C, the unused number of residential dwelling units may be transferred to Tract B.
- e) The total square footage of all retail and restaurant uses on Tracts A, B and C shall not exceed 15,000 square feet.
- f) Floor area calculations shall not include areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl space), service areas, storage areas and mechanical and
- Except as may otherwise be provided herein, all buildings to be constructed on the Site shall, at a minimum, satisfy the setbacks, side yards and rear yard requirements of the MUDD District.
- In addition to the foregoing MUDD optional deviations, the Petitioner reserves the right to request the Director of CDOT to waive all or part of the sight triangle requirements of the Ordinance in

The Site's internal street system shall be composed of private streets with the cross-sections and standards depicted on the Technical Data Sheet. The right to deviate from the street alignments depicted on the Technical Data Sheet is reserved, provided any proposed change in alignment is approved in advance by CDOT. All private streets may be converted to public streets at the Petitioner's

Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are subject to an minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation (CDOT). The

- The intent of the redevelopment concept is to create a variety of architectural experiences. The redevelopment will utilize primarily glass, stone, brick, stucco and/or architectural face block construction materials. The attached Conceptual Perspective Rendering is intended to describe the conceptual architectural theme proposed for the Site. However, as noted above, the
- Except as otherwise provided above, all buildings constructed on this Site shall conform to the MUDD Urban Design and Development Standards outlined in Section 9.8506 of the Ordinance.
- Any lighting attached to an exterior building wall facing a residential component shall be capped and downwardly directed.
- Pedestrian scale lighting will be provided within the Site along all interior streets.
- Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building,
- All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- All other screening and landscaping shall conform to the standards of the Ordinance.
- The street elevations of the first floors of all buildings in which ground floor retail uses are to be located on Carnegie Boulevard will be designed to encourage and compliment pedestrian scale interest and activity by the use of doors which shall remain open during business hours and transparent store front glass so that the uses are visible from and accessible to the street.
- Expanses of blank walls exceeding 20 feet in length that would not add to the character of the streetscape will be eliminated through use various design elements, including one or more of the
 - Provided, however, that the use of opaque or reflective glass may not be utilized as a means for addressing blank walls. Meter boxes, back flow preventors, and similar items will be screened from public view.
- Ordinance and include large maturing trees, supplemental shrubbery, sidewalks of at least six feet in width and planting strips of at least 8 feet in width. Sidewalks may meander to preserve Off-street parking may be provided either through surface lots or through parking structures

All signs and graphics placed on the Site will be erected in accordance with the requirements of the MUDD District, except for Petitioner's reservation of an option to seek such variances from the City's

Off-street parking for development approved under Section 3 above shall be accommodated primarily through structured parking and will meet the standards established under the Ordinance.

[This section will be completed after Petitioner receives recommendations from its engineer based upon input from the Stormwater Services Department]

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

If this Rezoning Petition is approved by the Charlotte City Council then, pursuant to Section 1.110 of the Ordinance, the Petitioner hereby requests a five-year vested right to undertake and complete th development of this Site under the terms and conditions as so approved, commencing upon approval of this Rezoning Petition by the Charlotte City Council. The Petitioner makes this request for a five-year vested right due to the size and phasing of the proposed development, market conditions and the level of investment involved.

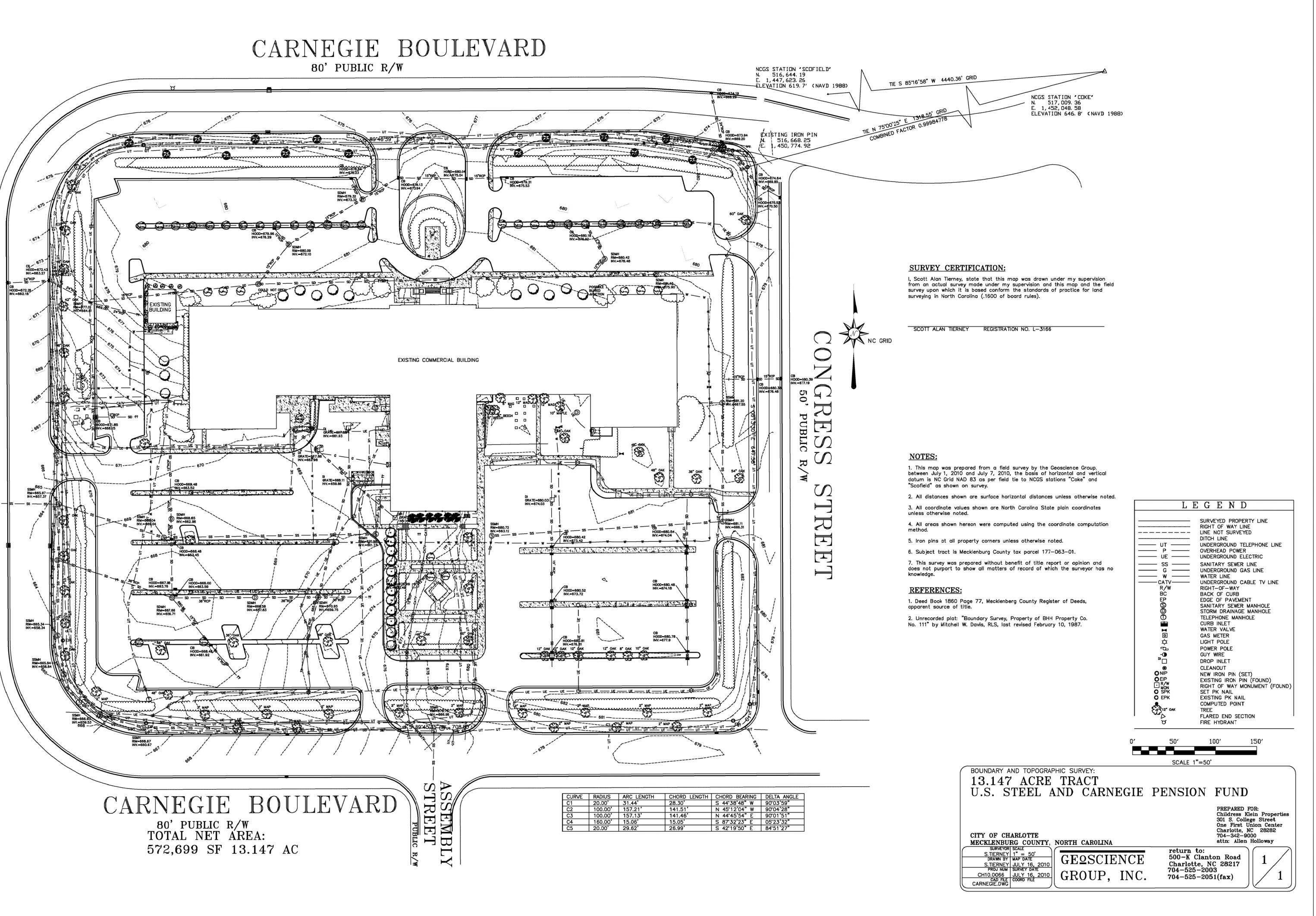
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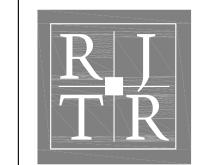
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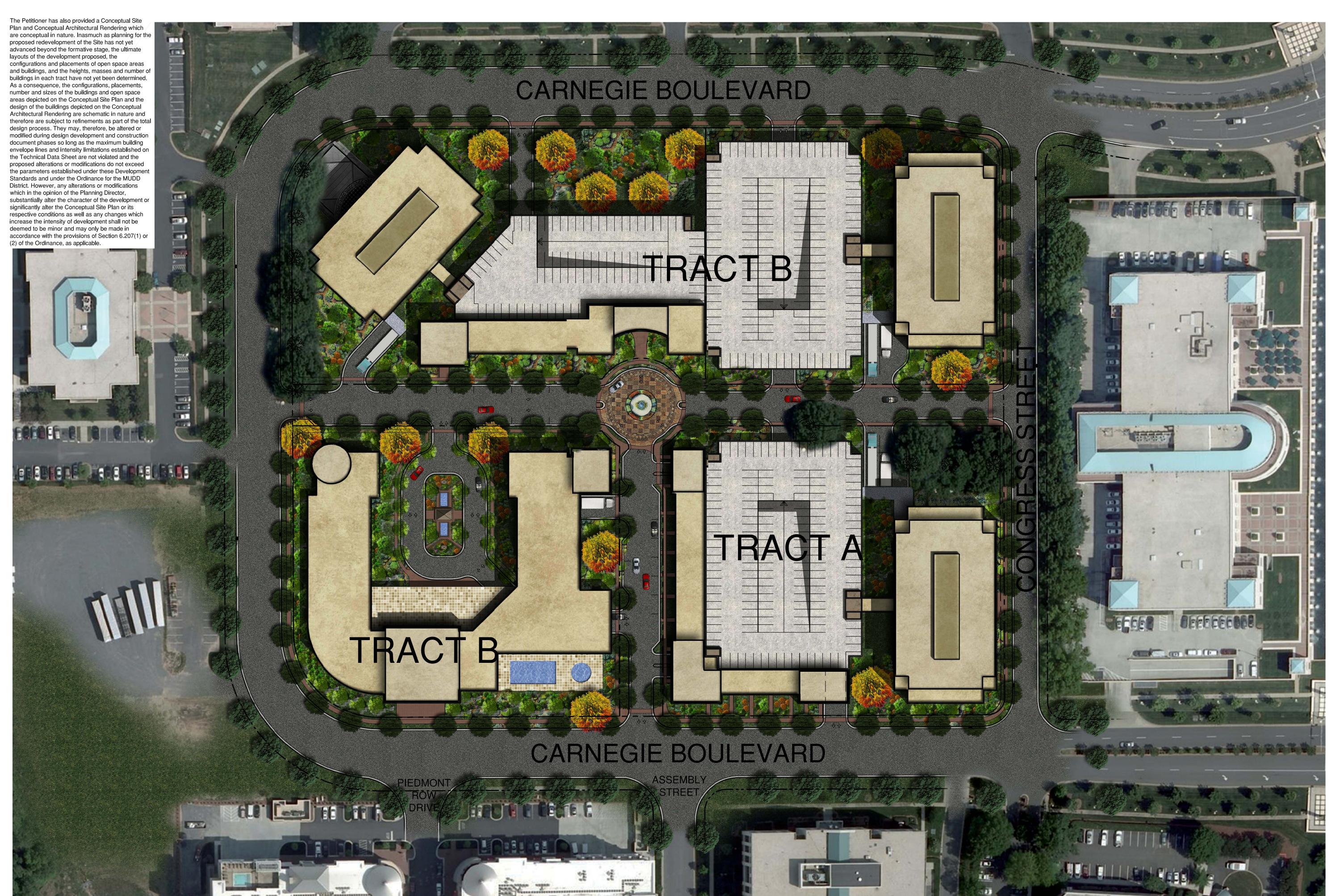
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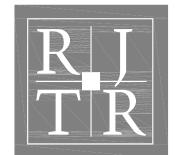
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